



**AUDITED ANNUAL CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018**

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

To the Shareholders of Urbanfund Corp.

The accompanying consolidated financial statements of Urbanfund Corp. (the "Company" or "Urbanfund") are the responsibility of management and have been approved by the Board of Directors of the Company.

The annual consolidated financial statements have been prepared by management, on behalf of the Board of Directors, in accordance with International Financial Reporting Standards, as disclosed in the notes to the consolidated financial statements. Where necessary, management has made informed judgments and estimates in accounting for transactions which were not complete at the consolidated balance sheets date. In the opinion of management, the consolidated financial statements have been prepared with acceptable limits of materiality and are in accordance with International Financial Reporting Standards.

Management has established systems of internal control over the financial reporting process, which are designed to provide reasonable assurance that relevant and reliable financial information is produced.

The Board of Directors is responsible for reviewing and approving the consolidated financial statements together with other financial information of the Company and for ensuring that management fulfills its financial reporting responsibilities. An Audit Committee assists the Board of Directors in fulfilling this responsibility. The Audit Committee meets with management to review the financial reporting process and the consolidated financial statements together with other financial information of the Company for issuance to the shareholders.

Management recognizes its responsibility for conducting the Company's affairs in compliance with the established financial standards, and applicable laws and regulations, and for maintaining proper standards of conduct for its activities.

RSM Canada LLP independent auditors appointed by the shareholders of Urbanfund, upon recommendation of the Board of Directors, have examined the 2019 and 2018 annual consolidated financial statements and have expressed their opinion upon the completion of such examination in the following report to the shareholders. The auditors have full and free access to, and meet at least quarterly with, the Audit Committee to discuss their audits and related matters.

Mitchell Cohen
President, Chief Executive Officer and Director

Thomas Kofman
Director

Toronto, Ontario
April 21, 2020

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Urbanfund Corp.

Opinion

We have audited the consolidated financial statements of Urbanfund Corp., (the "Group"), which comprise the consolidated balance sheets as at December 31, 2019 and December 31, 2018 and the consolidated statements of income and comprehensive income, changes in equity and cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2019 and December 31, 2018, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the Management's Discussion and Analysis.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

We obtained the Management Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditor's report is Octavio Cabral.

RSM Canada LLP

Chartered Professional Accountants
Licensed Public Accountants
April 21, 2020
Toronto, Ontario

URBANFUND CORP. CONSOLIDATED BALANCE SHEETS

(In Canadian dollars)

As at	Note	December 31, 2019	December 31, 2018
Assets			
Investment properties	5	\$ 67,170,041	\$ 57,899,678
Equity accounted investments	6	12,614,410	7,712,410
Inventory properties	8	-	2,841,320
Assets held for sale	4	3,263,111	-
Marketable securities	9	-	445,060
Income taxes recoverable		22,442	272,915
Receivables and other assets	10	1,679,390	903,484
Cash		7,331,435	9,184,553
Total assets		\$ 92,080,829	\$ 79,259,420
Liabilities			
Mortgages payable	13	\$ 31,690,190	\$ 28,238,845
Deferred tax liabilities	14	5,324,000	5,196,000
Tenant deposits		147,493	149,350
Liabilities associated with assets held for sale	4	1,678,230	-
Accounts payable and accrued liabilities		2,654,133	745,087
Total liabilities		41,494,046	34,329,282
Equity			
Common shares	15	11,865,800	10,773,071
Preferred shares	15	1,113,750	1,113,750
Retained earnings		36,711,836	31,752,422
Total shareholders' equity		49,691,386	43,639,243
Non-controlling interests		895,397	1,290,895
Total equity		50,586,783	44,930,138
Total liabilities and equity		\$ 92,080,829	\$ 79,259,420
Contingencies and commitments	26		
Events after the balance sheet date	27		

Approved by the Board of Directors:

Mitchell Cohen
Director

Thomas Kofman
Director

The accompanying notes are an integral part of the consolidated financial statements.

URBANFUND CORP.

CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

(In Canadian dollars)

Years ended December 31,	Note	2019	2018
Revenues			
Rental revenue	18	\$ 5,172,805	\$ 5,320,151
Inventory property sales	18	-	5,138,363
		5,172,805	10,458,514
Operating costs			
Rental expenses		2,514,129	2,480,149
Inventory property cost of sales		-	4,156,937
		2,514,129	6,637,086
Operating income			
		2,658,676	3,821,428
Other income			
Profit from investment in real estate project	7	150,000	800,000
Income from equity accounted investments	6	3,102,000	233,013
Interest income		145,402	117,744
Gain on disposal of marketable securities	9	169,177	-
Fair value adjustment on marketable securities		-	32,925
Fair value adjustment on investment properties	5	1,953,874	2,073,414
		5,520,453	3,257,096
Other expenses			
Financing costs		1,011,724	1,123,960
General and administrative costs		408,203	491,855
		1,419,927	1,615,815
Income before taxes			
		6,759,202	5,462,709
Current income tax expense	14	125,325	488,000
Deferred income tax expense	14	128,000	286,000
		253,325	774,000
Net income and comprehensive income			
		\$ 6,505,877	\$ 4,688,709
Net income attributable to:			
Shareholders		\$ 6,505,877	\$ 4,863,216
Non-controlling interests	12	-	(174,507)
		\$ 6,505,877	\$ 4,688,709
Net income per share attributable to shareholders:			
Basic income per share	15	\$ 0.14	\$ 0.11
Diluted income per share	15	\$ 0.12	\$ 0.09

The accompanying notes are an integral part of the consolidated financial statements.

URBANFUND CORP.
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(In Canadian dollars)

	Note	Common equity		Preferred equity		Retained earnings	Non-controlling interests	Total equity
		Number of shares	Share capital	Number of shares	Share capital			
Balance, December 31, 2017		45,098,140	\$ 10,291,325	7,425,000	\$ 1,113,750	\$ 27,759,099	\$ 1,465,402	\$ 40,629,576
Changes during the year:								
Net income and comprehensive income for the year		-	-	-	-	4,863,216	(174,507)	4,688,709
Dividends paid	17, 24	-	-	-	-	(142,318)	-	(142,318)
Dividends payable	17	-	-	-	-	(245,829)	-	(245,829)
Dividend reinvestment plan	17	744,785	481,746	-	-	(481,746)	-	-
Balance, December 31, 2018		45,842,925	\$ 10,773,071	7,425,000	\$ 1,113,750	\$ 31,752,422	\$ 1,290,895	\$ 44,930,138

	Note	Common equity		Preferred equity		Retained earnings	Non-controlling interests	Total equity
		Number of shares	Share capital	Number of shares	Share capital			
Balance, December 31, 2018		45,842,925	\$ 10,773,071	7,425,000	\$ 1,113,750	\$ 31,752,422	\$ 1,290,895	\$ 44,930,138
Changes during the year:								
Distributions		-	-	-	-	-	(395,498)	(395,498)
Net income and comprehensive income for the year		-	-	-	-	6,505,877	-	6,505,877
Dividends paid	17, 24	-	-	-	-	(43,444)	-	(43,444)
Dividends payable	17	-	-	-	-	(410,290)	-	(410,290)
Dividend reinvestment plan	17	1,437,467	1,092,729	-	-	(1,092,729)	-	-
Balance, December 31, 2019		47,280,392	\$ 11,865,800	7,425,000	\$ 1,113,750	\$ 36,711,836	\$ 895,397	\$ 50,586,783

The accompanying notes are an integral part of the consolidated financial statements.

URBANFUND CORP.

CONSOLIDATED STATEMENTS OF CASH FLOWS

(In Canadian dollars)

Years ended December 31,	Note	2019	2018
Operating activities			
<i>Net income from:</i>			
Net income and comprehensive income		\$ 6,505,877	\$ 4,688,709
<i>Items not affecting cash:</i>			
Income from equity accounted investments	6	(3,102,000)	(233,013)
Interest income		(145,402)	(117,744)
Fair value adjustment on marketable securities		-	(32,925)
Fair value adjustment on investment properties	5	(1,953,874)	(2,073,414)
Gain on disposal of marketable securities	9	(169,177)	-
Deferred income tax expense		128,000	286,000
Adjustments for other non-cash working capital items	25	1,220,285	1,681,185
Cash provided by operating activities		2,483,709	4,198,798
Investing activities			
Construction expenditures to properties under development	5	(6,864,363)	(607,993)
Capital expenditures on income properties	5	(452,126)	(1,090,586)
Proceeds from sale of investment properties and properties under development	5	-	7,300,000
Construction expenditures to inventory properties	8	(391,021)	(623,804)
Proceeds from sale of marketable securities	9	616,471	-
Contributions to equity accounted investments	6	(2,000,000)	-
Distributions from equity accounted investment	6	200,000	200,000
Cash provided by (used in) investing activities		(8,891,039)	5,177,617
Financing activities			
Proceeds from mortgage financing, net of financing costs	13	6,038,085	-
Repayments of mortgage principal		(1,044,931)	(8,052,019)
Dividends paid	24	(43,444)	(142,318)
Distributions to the non-controlling interests		(395,498)	-
Cash provided by (used in) financing activities		4,554,212	(8,194,337)
Net change in cash		(1,853,118)	1,182,078
Cash, beginning of year		9,184,553	8,002,475
Cash, end of year		\$ 7,331,435	\$ 9,184,553
Supplemental cash flow information	25		

The accompanying notes are an integral part of the consolidated financial statements.

URBANFUND CORP.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

(In Canadian dollars)

1. GENERAL INFORMATION

Urbanfund Corp. and its consolidated subsidiaries (collectively, "Urbanfund" or the "Company") own, develop and operate a real estate portfolio focused on a mix of both residential and commercial properties. Urbanfund also actively focuses on identifying real estate related projects. Urbanfund was incorporated on February 4, 1997, pursuant to the provisions of the Business Corporations Act of Alberta. In 2003, the Company filed articles of continuance, allowing operations to continue under the laws of the Province of Ontario, Canada. The Company's corporate headquarters and registered head office are located at 35 Lesmill Road, Toronto, Ontario, Canada, M3B 2T3.

Urbanfund's common shares are listed on the TSX Venture Exchange (TSX-V) under the ticker symbol UFC.

2. BASIS OF PREPARATION

(a) Statement of compliance

Urbanfund's consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and interpretations of the IFRS Interpretations Committee (IFIRC). These consolidated financial statements of the Company for the years ended December 31, 2019 and 2018 were authorized for issuance by the Board of Directors on April 21, 2020.

(b) Basis of presentation

The consolidated financial statements are prepared on a going concern basis using the historical cost method modified to include fair value measurement of investment properties (note 5), marketable securities (note 9) and assets held for sale (note 4), as set out in the relevant accounting policies. The Company presents its consolidated balance sheets based on the liquidity method, whereby all assets and liabilities are presented in increasing order of liquidity. Urbanfund considers this presentation to be more relevant than a classified balance sheet distinguished between current and non-current assets and liabilities. Current assets and liabilities are those expected to be recovered or settled within one year from the reporting period, and non-current assets and liabilities are those where the recovery or settlement is expected to be greater than a year from the reporting period. The accounting policies set out below have been applied consistently in all material respects. Any IFRS not effective for the current accounting year are described in note 3(s).

(c) Principles of consolidation

These consolidated financial statements include the accounts of the parent company, Urbanfund, and its subsidiaries, after elimination of intercompany transactions, balances, revenues and expenses.

(i) Subsidiaries

Subsidiaries are entities where the Company has control. Control is achieved when Urbanfund is exposed to, or has the rights, to variable returns from its involvement with the investee and the ability to affect those returns through its power over the investee. Power may be determined on the basis of voting rights or in the case of structured entities, other contractual arrangements. The Company reassesses whether or not it controls an investee based on current facts and circumstances. All subsidiaries are consolidated from the date Urbanfund obtains control and continues to be consolidated until the date that such control ceases.

(ii) Associates

Associates are entities over which Urbanfund has significant influence but not control or joint control, generally accompanying ownership between 20%-50% of the voting rights, although other factors such as the ability to impact key operating decisions could also indicate significant influence. Investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recorded at cost and adjusted by the Company's share of post-acquisition results of operations and changes in net assets of the associate. The financial statements of Urbanfund's associates are prepared in the same reporting period as the Company, and where necessary, adjustments are made to bring the accounting policies in line with those of the Company.

(iii) Non-controlling interests

When Urbanfund does not own all the equity in a consolidated subsidiary, the non-controlling equity interest is presented as a separate component of equity on the consolidated balance sheets. The net income attributable to the non-controlling interests is separately disclosed in the Company's consolidated statements of income and comprehensive income.

URBANFUND CORP.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

(In Canadian dollars)

Transactions with non-controlling interests by the Company that do not result in a loss of control are accounted for as equity transactions. A disposal of rights in a subsidiary that does not result in a loss in control, results in an increase or decrease within equity of the difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary, also taking into account any amounts which have been recognized in income and comprehensive income, if any, based on the decrease in the interests in the subsidiary. Transactions costs with respect to non-controlling interests are also recorded in equity.

(iii) Joint operations

A joint operation is a type of joint arrangement whereby the parties that have joint control of the arrangement have the rights to the assets and the obligations for the liabilities relating to the arrangement. Urbanfund records only its share of assets, liabilities and share of the results of the joint operation. The assets, liabilities and results of the joint operation are included within the respective line items of the consolidated balance sheets and consolidated statements of income and comprehensive income.

(d) Significant judgments

The preparation of the Company's consolidated financial statements in accordance with IFRS requires management to exercise judgment in applying the Company's accounting policies. Judgments made by management in the on-going application of IFRS that have a significant effect on the consolidated financial statements are outlined below:

Investment properties

Urbanfund's accounting policies relating to its investment properties are described in note 3(c). In applying these policies, judgment is required in determining whether certain costs represent additions to the carrying amount of the property and distinguishing between tenant incentives and capital improvements. The Company's management also applies judgment in determining when property under development qualifies as an income property, which is when fair value can be reliably measured or construction of the property under development is substantially complete (whichever is earlier). Costs capitalized to properties under development include common area maintenance, property taxes and borrowing costs on both specific and general debt.

Leases – Urbanfund as a lessor

The Company makes judgments in determining whether certain leases, in particular tenant leases, where the Company is the lessor, are either operating or finance leases. The Company has determined, based on the evaluation of the terms and conditions of the lease arrangements, that Urbanfund retains all significant risks and rewards of ownership of the investment properties and accounts for these arrangements as operating leases.

Acquisitions of investment properties

At the time of acquisition of a property, whether through controlling share investment or directly, the Company considers whether the acquisition represents an acquisition of a business under *IFRS 3, Business Combinations*. This assessment requires management to make judgments on whether the assets acquired and liabilities assumed constitute a business as defined by IFRS 3, and if the integrated set of activities, including inputs and processes acquired, is capable of being conducted and managed as a business and the Company obtains control of the business. The Company has determined that its acquisitions have been accounted for as asset acquisitions, as no integrated set of activities were acquired, the cost is accounted for as a group of assets and liabilities and the transaction costs are allocated to the assets and liabilities acquired based on their relative fair values. No goodwill is recognized for an asset acquisition.

Joint arrangements

The Company makes judgments in determining whether a joint arrangement structured through a separate vehicle is a joint operation by assessing the legal form of the separate vehicle, including the determination on whether the separate vehicle has independent power, discretion or responsibilities pertaining to the investment properties, and whether Urbanfund retains the right to control and direct the separate vehicle in all matters related to the investment properties.

Significant influence

When determining the appropriate basis of accounting for Urbanfund's investees, the management makes judgments about the degree of influence that Urbanfund exerts directly or through an arrangement over the investees' relevant activities. This may include the ability to elect investee directors, appoint management or influence key decisions.

URBANFUND CORP.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

(In Canadian dollars)

Classification of assets and liabilities as held for sale

Classification of assets or a disposal group as held for sale requires judgment on whether the carrying amount will be recovered principally through a sale transaction rather than through continuing use and whether the sale is highly probable.

Income taxes

The Company applies judgment in determining the tax rates applicable to the temporary differences to determine the provision for income taxes. Deferred taxes relate to temporary differences arising from its subsidiaries and are measured using tax rates that are expected to apply in the year when the asset is realized or the liability is settled. Temporary differences are differences between accounting and tax asset values that are expected to be deductible or taxable in the future.

(e) Use of estimates and assumptions

The preparation of Urbanfund's consolidated financial statements requires management to make estimates based on events and circumstances that existed at the consolidated balance sheet date. Accordingly, actual results may differ from these estimates. Significant estimates made by management with a significant risk of material adjustment in the current and following years are discussed below:

Investment properties

Estimates and assumptions used in determining fair value of investment properties include capitalization rates and stabilized net operating income (which is influenced by vacancy rates) used in the direct capitalization income approach. A change to any of these inputs could significantly affect the fair value of an investment property.

Marketable securities

The Company recognizes marketable securities at fair value. Fair value is determined on the basis of market prices from independent sources. In the determination of fair value, management considers factors such as intentions and ability to hold or dispose of such securities, prevailing market prices and general market conditions.

3. SIGNIFICANT ACCOUNTING POLICIES

(a) Changes in accounting policies

IFRS 16, Leases (IFRS 16)

In January 2016, the IASB issued IFRS 16. The new standard brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. Lessor accounting, however, remains substantially unchanged, and the distinction between operating and finance leases is retained.

IFRS 16 is effective for the Company's annual periods beginning on or after January 1, 2019. There is no material impact on the classification of the Company's tenant leases on the adoption of this standard.

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received. The following specific recognition criteria must also be met before revenue is recognized:

(i) Rental revenue

Base rent

The Company has not transferred substantially all the risks and benefits of ownership of its investment properties and, therefore, accounts for its leases with tenants as operating leases. Revenue recognition under a lease commences when the tenant has the right to use the leased asset, which is typically when the tenant takes possession of, or controls, the physical use of the leased property, which generally occurs on the lease commencement date.

URBANFUND CORP.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

(In Canadian dollars)

When Urbanfund is required to make additions to the property in the form of tenant improvements that enhance the value of the property, revenue recognition begins upon substantial completion of such additions. Tenant incentives are recognized as a reduction of rental revenue on a straight-line basis over the term of the lease contract.

Realty tax and insurance recoveries

Tenant reimbursements for real estate taxes and insurance incurred by the Company relate specifically to leased property and are unavoidable costs directly related to the leased asset. The Company recognizes realty tax and insurance recoveries as they become due.

Common area maintenance recoveries

The Company has obligations pursuant to its lease contracts with tenants to provide common area maintenance (CAM) services in exchange for CAM recoveries, which are considered non-lease components. These CAM services are delivered to tenants during the period which the tenants occupy the premises and as such, CAM recoveries are recognized in revenue over time. The Company receives variable consideration for the CAM recoveries to the extent of costs incurred and revenue is recognized on this basis as this is the best estimate of amounts earned over the period these services are performed. Revenue is constrained by actual costs incurred and any restrictions in the lease contracts. The Company is obligated to continue to provide CAM services over the remainder of the lease contract term and will recognize revenue based on actual cost incurred to fulfill the CAM services.

Percentage rent

Percentage rent is typically calculated based on a percentage of tenant sales over a specified threshold, which is in addition to base rent. Percentage rents are recognized once the specified threshold has been achieved in accordance with each tenant lease.

Lease cancellation fees

Amounts receivable from tenants to terminate their lease prior to the contractual expiry date are included in rental revenue as lease cancellation fees when collectability is reasonably assured at the effective date of the lease termination.

Parking revenue

Parking revenue are fees charged for short-term or transient use of a parking space. Revenue is recognized when the parking space is used and the fee is collected. Parking revenue pursuant to a lease is included in base rent.

IFRIC 23, Uncertainty over Income Tax Treatment (IFRIC 23)

In June 2017, the IASB issued amendments as a clarification to requirements under IAS 12, *Income Taxes*. IFRIC 23 clarifies the application of various recognition and measurement requirements when there is uncertainty over income tax treatments. This interpretation is effective for annual reporting periods beginning on or after January 1, 2019. The amendments did not have any impact on the Company's consolidated financial statements.

IASB annual improvements 2015-2017 cycle

In December 2017, the IASB issued amendments to four standards, IFRS 3, *Business Combinations* (IFRS 3), IFRS 11, *Joint Arrangements* (IFRS 11), IAS 12, *Income Taxes* (IAS 12) and IAS 23 *Borrowing Costs* (IAS 23). These amendments are effective for annual period beginning on or after January 1, 2019. The implementation of these standards did not have a significant impact on the Company's consolidated financial statements.

(b) Fair value measurement

The Company measures certain financial instruments, such as marketable securities, and non-financial assets, such as investment properties, at fair value at each consolidated balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is determined by incorporating all factors that market participants would consider in setting a price acting in their economic best interests, including commonly accepted valuation approaches.

URBANFUND CORP.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

(In Canadian dollars)

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability that is accessible by Urbanfund.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its "highest and best use" or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level of input that is significant to the fair value measurement as a whole:

- Level 1 - quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(c) Investment properties

Investment properties are held to earn rental revenue or for capital appreciation or both. A key characteristic of an investment property is that it generates cash flows largely independently of the other assets held by the entity.

(i) Income properties

Income properties are initially measured at cost. Subsequent to initial recognition, income properties are recorded at fair value and related gains and losses arising from changes in fair value are recognized in net income in the year of change. The determination of fair value is based on, among other things, rental revenue from current leases and reasonable supportable assumptions that represent what knowledgeable, willing parties would assume about rental revenue from future leases in light of current conditions, less future cash outflows in respect to tenant installation costs, income property operations and capital expenditures.

(ii) Properties under development

Properties under development include those properties, or components thereof, that will undergo activities that will take a substantial period of time to prepare the properties for their intended use as income properties.

The cost of a development property that is an asset acquisition comprises cash, or the fair value of other consideration, paid to acquire the properties, including transaction costs. Subsequent to the acquisition, the cost of a development property includes costs that are directly attributable to these assets, including development costs, property taxes and borrowing costs on specific debt. Direct borrowing costs, development costs and property taxes are capitalized when the activities necessary to prepare an asset for development or redevelopment begin and continue until the date that construction is substantially complete and all necessary occupancy and related permits have been received.

If Urbanfund is required as a condition of a lease to construct tenant improvements that enhance the value of the property, then capitalization of costs continues until such improvements are completed. Properties under development are measured at cost, when the fair value is not reliably determinable or when development is completed, at which point fair value is reliably determinable.

(d) Inventory properties

Inventory properties are assets acquired or developed that Urbanfund has no intention of using for rental income purposes and plans to sell in the ordinary course of business. The Company expects to earn a return on such assets through a combination of property operating income earned during the holding period and sales proceeds. Residential inventory is recorded at the lower of cost, including pre-development expenditures and capitalized borrowing costs, and net realizable value, which Urbanfund determines using the estimated selling price in the ordinary course of business, less estimated selling costs and development costs to complete.

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Inventory properties are reviewed for impairment at each reporting date. An impairment loss is recognized in net income when the carrying value of the asset exceeds its net realizable value.

Transfers into inventory properties are based on a change in use evidenced by the commencement of development expenditures with the view to sell, at which point an investment property would be transferred to inventory. Transfers from inventory property to investment property are based on a change in use evidenced by management's commitment to use a property for rental purposes or the commencement of an operating lease to another party.

Revenue from contracts with customers for inventory property sales is recognized at a point in time when control over the property has been transferred, which is when possession passes to the customer, since the customer then has the ability to direct the use and obtain substantially all the benefits of the property. Revenue is measured at the transaction price agreed to under the contract.

Funds received from the customer prior to the customer taking possession are recognized as deferred revenue (contract liability). Non-refundable sales commissions paid by the Company prior to the customer taking possession are capitalized to the inventory property (contract asset) and expensed when residential inventory revenue is recognized. Directly attributable selling and disposition costs are expensed as incurred.

(e) Recognition and measurement of financial instruments

Financial assets include Urbanfund's accounts receivable, within receivables and other assets, cash and marketable securities. Financial liabilities include Urbanfund's mortgages payable, tenant deposits, and accounts payable and accrued liabilities.

The Company determines the classification of its financial assets and financial liabilities at initial recognition. The classification of financial instruments depends on the purpose for which they are acquired or incurred. Financial instruments are initially recorded at fair value and, in the case of financial assets or liabilities carried at amortized cost, adjusted for directly attributable transaction costs.

The fair value of a financial instrument is the amount of consideration that could be agreed upon in an arm's length transaction between knowledgeable, willing parties who are under no compulsion to act. In certain circumstances, however, the initial fair value may be based on other observable current market transactions in the same instrument without modification or on a valuation technique using market-based inputs. The fair value of other assets and accounts payable and certain other liabilities are estimated based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks.

The fair value of term mortgages are estimated based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks.

Financial assets and financial liabilities are recognized when the Company becomes party to the contractual provisions of the instrument. Financial assets are no longer recognized when the rights to receive cash flows from the assets have expired or are assigned and all the risks and rewards of ownership have been transferred to a third party. Financial liabilities are no longer recognized when the related obligation expires or is discharged or cancelled.

The following table outlines the financial assets and liabilities, their classification of those values:

Financial instruments	Classification
<i>Financial assets:</i>	
Cash	Amortized cost
Receivables and other assets	Amortized cost
Marketable securities	FVTPL
Investment in private company ⁽ⁱ⁾	
Common shares	FVTPL
Loan receivable	Amortized cost
<i>Financial liabilities:</i>	
Accounts payable and accrued liabilities	Amortized cost
Tenant deposits	Amortized cost
Mortgages payable	Amortized cost

(i) Included in receivables and other assets

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Financial assets

The Company's financial assets are classified and measured based on both the business model in which the assets are managed and the contractual cash flow characteristics of the asset. Financial assets subsequent to initial recognition are classified and measured based on three categories: (i) amortized cost; (ii) fair value through other comprehensive income (FVOCI) with fair value gains or losses recycled to net income on derecognition for loans and receivables only; or (iii) fair value through profit and loss (FVTPL).

(i) Financial assets at amortized cost

Financial assets are recorded at amortized cost when financial assets held with the objective of collecting contractual cash flows and those cash flows represent solely payments of principal and interest and are not designated as FVTPL. These assets are measured at amortized cost subsequent to initial recognition using the effective interest method. This method uses an effective interest rate that discounts estimated future cash receipts through the expected life of the financial asset or liability to the net carrying amount of the financial asset or liability. The amortized cost is reduced by impairment losses, if any. Interest income and impairment losses are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

(ii) Financial assets at FVOCI

These financial assets are measured at fair value subsequent to initial recognition. For debt instruments held with the objective of collecting contractual cash flows and selling financial assets, interest income is calculated using the effective interest method and impairment is recognized in profit or loss. Other net fair value gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss. For equity instruments not held for trading and where an election to present changes in the fair value subsequent to initial recognition of such instruments in other comprehensive income is made, dividends are recognized in profit or loss, unless the dividend clearly represents a recovery of part of the cost of the investment. Other net fair value gains and losses are recognized in OCI and are never reclassified to profit or loss. Regular way transactions are recorded on a trade date basis. The Company does not have any financial assets classified as FVOCI.

(iii) Financial assets at FVTPL

These financial assets are neither held at amortized cost nor at FVOCI as they are managed and evaluated on a fair value basis. These financial assets are measured at fair value subsequent to initial recognition. Net gains and losses, including any interest or dividend income, are recognized in profit or loss unless they are derivative instruments designated in an effective hedging relationship.

(iv) Impairment of financial assets

At each reporting date, each financial asset measured at amortized cost is assessed for impairment under an expected credit loss (ECL) model. The Company applies the simplified approach which uses lifetime ECLs for contractual rents receivable and the general approach for other receivables.

The Company uses an accounts receivable aging provision matrix to measure the ECL for contractual rents receivable and applies loss factors to aging categories greater than 60 days past due.

Other receivables are classified as impaired when there is objective evidence that the full carrying amount of the receivable is not collectible.

Financial liabilities

Financial liabilities are initially measured at fair value and subsequent to initial recognition are classified and measured based on two categories: (i) amortized cost; or (ii) FVTPL.

(i) Financial liabilities at amortized cost

Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense is recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

(ii) Financial liabilities at FVTPL

A financial liability is classified as FVTPL if it is classified as held for trading, it is derivative or designated as FVTPL on initial recognition. Financial liabilities at FVTPL are subsequently measured at fair value and net gains and losses, including any interest expenses, are recognized in profit or loss unless they are derivative instruments designated in an effective hedging relationship.

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(f) Income taxes

Urbanfund is subject to tax under *Part I* of the *Income Tax Act of Canada* and is subject to the general rate applicable on Canadian corporations. Current and deferred taxes are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

(i) Current income taxes

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in Canada, where Urbanfund and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income taxes

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates and laws that have been enacted or substantially enacted at the end of the reporting period and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

Deferred tax liabilities in relation to investment property that is measured at fair value is determined assuming the property will be recovered entirely through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

(g) Cash

Cash comprises of cash on hand, unrestricted cash, balances with banks, deposits held in trust and short-term deposits.

(h) Interest income

Revenue is recognized as interest accrues using the effective interest method.

(i) Other income

Other income includes distributions from investment in real estate project, which is recorded when the Company's right to receive payment has been established, which is generally when the distributions are declared payable.

(j) Levies

Levies are outflows from the Company imposed by a government in accordance with legislation. The Company has assessed property taxes as being within the scope of *IFRIC 21, Levies*, given that property taxes are non-reciprocal charges imposed by a government, in accordance with the legislation and are based on property value. *IFRIC 21* confirms that an entity shall recognize an asset if it has a prepaid levy but does not yet have a present obligation to pay that levy. The Company has determined that the liability to pay property taxes is an obligating event over future periods and therefore recognizes a prepaid property tax asset which is then amortized over the year.

(k) Provisions

Provisions are recognized when present (legal or constructive) obligations as a result of a past event will lead to a probable outflow of economic resources and amounts can be estimated reliably. Provisions are measured at management's best estimate of the expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation.

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The Company performs evaluations to identify onerous contracts and, where applicable, records provisions for such contracts. All provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. In those cases where the possible outflow of economic resources as a result of present obligations is considered remote, no liability is recognized.

(l) Borrowing costs

Borrowing costs include interest and other costs incurred in connection with borrowing of funds for operations or costs directly attributable to the acquisition. Borrowing costs associated with direct expenditures on investment properties under development and inventory properties are capitalized from the commencement of construction to the date of practical completion. The Company considers practical completion to have occurred when the inventory property or investment property is capable of operating in the manner intended by management, generally, this occurs upon the completion of construction and the receipt of all necessary occupancy and other material permits. Thereafter, borrowing costs are charged to the statement of income and comprehensive income.

(m) Share capital

Common shares are classified as equity. Transaction costs directly attributable to the issue of common shares are recognized as a deduction from equity, net of any tax effects. Preferred shares are classified as equity if it is non-redeemable or redeemable only at the Company's option and dividends are discretionary. Dividends thereon are recognized as distributions within equity upon approval of the Company's shareholders.

(n) Share-based payments

The Company issues share-based awards to certain directors, officers, employees and consultants. The cost of equity-settled share-based transactions with directors, officers and employees is determined as the fair value of the options on the grant date using a fair value model. The cost of equity-settled share-based transactions with consultants is at the fair value of the goods or services received, unless that fair value cannot be estimated reliably, in which case, the cost is determined as the fair value of the options using a fair value model. The value of the stock options is recognized on a proportionate basis consistent with the vesting features of each tranche of the grant.

The cost of cash-settled share-based transactions is measured at the fair value at the grant date, and expensed over the vesting period with the recognition of a corresponding liability. The liability is measured at each reporting date at fair value with changes in fair value recognized in net income.

(o) Net income per share

The basic income per common share is calculated by dividing net income by the weighted average number of common shares outstanding during the year. Diluted net income per common share is calculated by dividing the applicable net income by the sum of the weighted average number of common shares outstanding and all additional shares that would have been outstanding if potentially dilutive common shares had been issued during the year. The dilutive effect of preferred shares on net income per share is calculated by determining the proceeds for the exercise of such securities which are then assumed to be used to purchase common shares of the Company.

(p) Joint arrangements

Urbanfund determines whether a joint arrangement constitutes a joint operation based on the rights and obligations of the parties to the arrangement. A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have the rights to the assets, and obligations to the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

(q) Non-current assets held for sale

Non-current assets are classified as held-for-sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. The condition is satisfied when the asset is available for immediate sale in its present condition, management is committed to the sale, and it is highly probable to occur within one year. Non-current assets classified as held-for-sale are measured at the lower of their previous carrying amount and fair value less costs to sell and are presented separately from other assets on the Company's consolidated balance sheets.

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(r) Foreign currency translation

Foreign currency denominated revenues and expenses are translated using average rates of exchange during the year. Foreign currency denominated monetary assets and liabilities are translated at the rate of exchange in effect at the balance sheet date. The resulting exchange gains and losses are recognized in net income.

(s) Future changes in accounting policies

Certain new standards, interpretations, amendments and improvements to existing standards were issued by the IASB or IFRIC that are mandatory at certain future dates. Urbanfund monitors the potential changes proposed by the IASB and analyzes the effect that the changes in standards may have on its operations.

Standards issued but not yet effective up to the date of issuance of these consolidated financial statements are described below. This description is of the standards and interpretations issued that the Company reasonably expects to be applicable at a future date. The Urbanfund intends to adopt these standards when they become effective.

IFRS 3 Business Combinations

The amendments to IFRS 3 clarify whether a transaction meets the definition of a business combination. A significant change in the amendment is the option for an entity to assess whether substantially all of the fair value of the gross assets acquired is concentrated in a single asset or group of similar assets. If such a concentration exists, the transaction is not viewed as an acquisition of a business and no further assessment of the business combination guidance is required. This will be relevant where the value of the acquired entity is concentrated in one property, or a group of similar properties. The amendment is effective for periods beginning on or after January 1, 2020 with earlier adoption permitted. The amendments are not expected to have any impact on the Company's consolidated financial statement.

4. ASSETS HELD FOR SALE

In February 2020, Urbanfund, through its joint arrangement, completed the sale of all of its inventory property (note 27).

The Company's proportionate share of the results of assets held for sale are as follows:

Years ended December 31,	2019
Revenue	
Rental revenue	\$ 133,684
Rental expenses	(81,575)
Operating income	52,109
Other expenses	
Financing costs	(98,968)
General and administrative costs	(16,723)
Net loss from assets held for sale	\$ (63,582)

The Company's net cash flows associated with assets held for sale are as follows:

Years ended December 31,	2019
Net loss from assets available for sale	\$ (63,582)
Adjustments for net changes in non-cash working capital	116,971
Cash provided in operating activities	53,389
Construction expenditures to inventory properties	(391,021)
Cash used in investing activities	(391,021)
Net change in cash	\$ (337,632)

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Presented below are details of the Company's property held for sale:

As at December 31,	Note		2019
Assets			
Inventory property	8	\$	3,232,341
Receivables and other assets	10		30,770
Total assets held for sale		\$	3,263,111
Liabilities			
Mortgages payable	13	\$	(1,541,809)
Accounts payable and accrued liabilities			(136,421)
Total liabilities held for sale			(1,678,230)
Net assets		\$	1,584,881

5. INVESTMENT PROPERTIES

As at December 31,		2019	2018
Income properties	\$	55,839,000	\$ 53,433,000
Properties under development		11,331,041	4,466,678
	\$	67,170,041	\$ 57,899,678

	Income properties	Properties under development	Total
Balance, January 1, 2019	\$ 53,433,000	\$ 4,466,678	\$ 57,899,678
Development expenditures:			
Capitalized costs	-	6,299,214	6,299,214
Finance costs	-	565,149	565,149
Capital expenditures	452,126	-	452,126
Fair value adjustment on investment properties	1,953,874	-	1,953,874
Balance, December 31, 2019	\$ 55,839,000	\$ 11,331,041	\$ 67,170,041

	Income properties	Properties under development	Total
Balance, January 1, 2018	\$ 56,230,000	\$ 5,197,685	\$ 61,427,685
Dispositions	(5,961,000)	(1,339,000)	(7,300,000)
Development expenditures:			
Capitalized costs	-	577,524	577,524
Finance costs	-	30,469	30,469
Capital expenditures	1,090,586	-	1,090,586
Fair value adjustment on investment properties	2,073,414	-	2,073,414
Balance, December 31, 2018	\$ 53,433,000	\$ 4,466,678	\$ 57,899,678

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Dispositions

The following tables summarize the Company's disposition of investment properties and properties under development:

As at December 31,	Income properties		Properties under development	
	2019	2018	2019	2018
Total consideration	\$ -	\$ 5,961,000	\$ -	\$ 1,339,000
Mortgages associated with property dispositions	-	(4,568,918)	-	-
Total consideration, net of related debt	\$ -	\$ 1,392,082	\$ -	\$ 1,339,000

Property name and location	Date of disposition	Sale proceeds	Debt	Ownership
				interest of Urbanfund
48 Weber Street, Kitchener, Ontario	July 13, 2018	\$ 5,961,000	\$ (4,568,918)	90%
61 Roy Street, Kitchener, Ontario	July 13, 2018	587,000	-	90%
65 Roy Street, Kitchener, Ontario	July 13, 2018	752,000	-	90%
Total dispositions for the year ended December 31, 2018		\$ 7,300,000	\$ (4,568,918)	

The Company incurred \$426,567 of transaction costs relating to the disposition of 48 Weber Street, 61 Roy Street and 65 Roy Street, Kitchener, which was included in inventory property cost of sales in the consolidated statements of income and comprehensive income.

Valuation methodology

Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (i.e. an exit price). Expectations about future improvements or modifications to be made to the investment property to reflect its highest and best use may be considered in the valuation. Investment properties are carried at fair value and the Company uses significant unobservable inputs to estimate fair value at each reporting date. Significant unobservable inputs are classified as level 3 inputs under IFRS (see note 20).

Quoted market prices in active markets are the best evidence of fair value and are used as a basis of fair value measurement, when available. When quoted market prices are not available, judgment is required to estimate the fair value based on the best information available, including prices for similar assets and the use of other valuation techniques. These valuation techniques are consistent with the objective of measuring fair value and involve a degree of estimation depending on the availability of market-based information.

Valuation approach and techniques

Urbanfund's management team is responsible for determining the fair value of investment properties, including any co-owned properties, at each reporting date. This team consists of individuals who are knowledgeable and have specialized industry experience in real estate valuations. In order to substantiate management's valuation, approximately 9% of the portfolio was appraised by external valuation professionals throughout 2019 (approximately 13% in 2018). The management team, consisting of the senior management of the Company, including the President & Chief Executive Officer, Chief Financial Officer and Controller, estimates the fair value of each income property based on a valuation technique known as the direct capitalization income approach. The fair value is determined by applying a capitalization rate to stabilized net operating income ("SNOI").

- SNOI is based on budgeted rents and expenses and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties, adjusted to incorporate allowances for estimated vacancy rates and capital expenditures based on current and expected future market conditions after expiry of any current lease and expected maintenance costs.
- The capitalization rate is based on the location and quality of the properties and takes into account market data at the valuation date.

Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and an opposite change in the long-term vacancy rate. Each of these inputs when increased or decreased, in isolation, would not result in a material change in the fair value of the Company's investment properties. As a result, management does not consider these variables as key inputs in estimating the fair value of an investment property.

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As at December 31, 2019 and 2018, the capitalization rates used in valuing the commercial and residential properties are set out as follows:

	December 31, 2018			December 31, 2019		
	Minimum	Maximum	Average	Minimum	Maximum	Average
Commercial properties	5.00%	8.00%	5.18%	5.05%	7.80%	5.22%
Residential properties	3.90%	5.75%	4.39%	3.90%	5.25%	4.29%

Sensitivity

An increase in SNOI would result in an increase to the estimated fair value of properties. The capitalization rates have an inverse relationship between the rate and the fair value, in other words, the lower the capitalization rate, the higher the estimated value. The following table is a sensitivity applied to the proportion of the Company's investment properties measured using the direct capitalization approach and therefore is sensitive to the changes in capitalization rates:

	Stabilized NOI -1%	Stabilized NOI as reported	Stabilized NOI +1%
As at December 31, 2018:			
Capitalization rate, decrease, 0.25%	\$ 2,500,600	\$ 3,065,600	\$ 3,630,700
Capitalization rate, as reported	(537,300)	-	532,200
Capitalization rate, increase, 0.25%	(3,254,800)	(2,748,900)	(2,241,800)
As at December 31, 2019:			
Capitalization rate, decrease, 0.25%	\$ 2,645,900	\$ 3,235,800	\$ 3,827,700
Capitalization rate, as reported	(556,100)	-	561,400
Capitalization rate, increase, 0.25%	(3,418,500)	(2,888,400)	(2,359,000)

6. EQUITY ACCOUNTED INVESTMENTS

During the year ended December 31, 2019, the Company acquired an additional equity accounted investment. The following details the Company's ownership in the subsidiary:

As at December 31,		2019	2018
Equity investees	Principal activity		
Highfield Park Residential Inc. (" <i>Highfield</i> ")	Owens and operates investment properties	20%	20%
Bellbrook Residential Inc. (" <i>Bellbrook</i> ")	Owens and operates investment properties	20%	-

The following table shows the changes in the aggregate carrying value of Urbanfund's equity accounted investments:

Year ended December 31,	2019			2018		
	Highfield	Bellbrook	Total	Highfield	Bellbrook	Total
Balance, beginning of year	\$ 7,712,410	\$ -	\$ 7,712,410	\$ 7,679,397	\$ -	\$ 7,679,397
Contributions	-	2,000,000	2,000,000	-	-	-
Distributions	(200,000)	-	(200,000)	(200,000)	-	(200,000)
Share of net income (loss)	3,226,000	(124,000)	3,102,000	233,013	-	233,013
Balance, end of year	\$ 10,738,410	\$ 1,876,000	\$ 12,614,410	\$ 7,712,410	\$ -	\$ 7,712,410

The following tables presents the financial position of Urbanfund's equity accounted investees on a 100% basis:

As at December 31,	2019			2018		
	Highfield	Bellbrook	Total	Highfield	Bellbrook	Total
Current assets	\$ 1,547,425	\$ 534,835	\$ 2,082,260	\$ 1,263,197	\$ -	\$ 1,263,197
Non-current assets	126,680,000	33,350,000	160,030,000	113,580,299	-	113,580,299
Current liabilities	(1,711,529)	(504,833)	(2,216,362)	(1,259,201)	-	(1,259,201)
Non-current liabilities	(72,823,846)	(24,000,000)	(96,823,846)	(75,022,244)	-	(75,022,244)
Net assets	\$ 53,692,050	\$ 9,380,002	\$ 63,072,052	\$ 38,562,051	\$ -	\$ 38,562,051
Urbanfunds interest	\$ 10,738,410	\$ 1,876,000	\$ 12,614,410	\$ 7,712,410	\$ -	\$ 7,712,410

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Year ended December 31,			2019		2018	
	Highfield	Bellbrook	Total	Highfield	Bellbrook	Total
Revenue	\$ 12,892,570	\$ 235,123	\$ 13,127,694	\$ 12,525,630	\$ -	\$ 12,525,630
Operating expenses	(6,919,543)	(117,553)	(7,037,096)	(7,082,095)	-	(7,082,095)
Interest expense	(2,794,805)	(204,518)	(2,999,323)	(2,869,970)	-	(2,869,970)
Fair value adjustment on investment properties	12,951,778	(533,053)	12,418,725	(1,408,500)	-	(1,408,500)
Net income (loss)	\$ 16,130,000	\$ (620,000)	\$ 15,510,000	\$ 1,165,065	\$ -	\$ 1,165,065
Income from equity accounted investments	\$ 3,226,000	\$ (124,000)	\$ 3,102,000	\$ 233,013	\$ -	\$ 233,013

7. INVESTMENT IN REAL ESTATE PROJECT

In September 2009, the Company invested in a 10% interest in a private partnership, which in turn, a 33.3% interest in the One Bloor Street East, Toronto, Ontario real estate project (the Project). During 2017, Urbanfund received a return of its remaining capital invested in the project of \$1,677,333 and distributions of profit of \$3,666,667 recognized in the consolidated statements of income and comprehensive income. During the year ended December 31, 2019, Urbanfund received an additional profit distribution of \$150,000 (December 31, 2018 - \$800,000).

8. INVENTORY PROPERTIES

The following table shows the changes in the aggregate carrying value of Urbanfund's inventory property:

Year ended December 31,	Note	2019	2018
Balance, beginning of year		\$ 2,841,320	\$ 5,947,886
Development expenditures		391,021	623,804
Disposition of inventory properties		-	(3,730,370)
Balance, end of year		\$ 3,232,341	\$ 2,841,320
Inventory property		-	2,841,320
Inventory property held for sale	4	3,232,341	-
		\$ 3,232,341	\$ 2,841,320

9. MARKETABLE SECURITIES

During the year ended December 31, 2019, Urbanfund sold all of its marketable securities for a total proceed of \$616,471 resulting in a net gain of \$169,177.

The following table summarizes the cost and fair value of Urbanfund's marketable securities:

As at December 31,	2019	2018
Cost	\$ -	\$ 353,427
Fair value	-	445,060

10. RECEIVABLES AND OTHER ASSETS

The following table details Urbanfund's receivables and other assets as at December 31, 2019 and 2018:

As at December 31,	Note	2019	2018
Accounts receivable		\$ 662,165	\$ 441,137
Refundable deposits		577,974	-
Investment in private company (2,083,333 common shares)		250,000	250,000
Amounts receivable	19	128,087	128,095
Prepaid expenses		91,934	84,252
		\$ 1,710,160	\$ 903,484
Receivables and other assets		1,679,390	903,484
Receivables and other assets held for sale	4	30,770	-
		\$ 1,710,160	\$ 903,484

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11. JOINT OPERATIONS

The following table details the Company's ownership interest in the joint arrangements:

As at December 31,		2019	2018
Joint operation	Principal activity		
La Corporation Headway ("Quebec Headway")	Own and operate investment properties	10%	10%
Edvac ⁽ⁱ⁾	Develop and sale of inventory property	50%	50%
Alfred Kuehne ⁽ⁱⁱ⁾	Develop and sale of inventory property	50%	50%

(i) In 2018, Edvac sold all of its units within the 11-13 Edvac Drive, Brampton, Ontario project.

(ii) Classified as held for sale

The following tables present the financial results of Urbanfund's joint operations:

As at December 31,	2019			
	Quebec Headway	Edvac	Alfred Kuehne	Total
Current assets	\$ 255,494	\$ 1,128	\$ 3,337,454	\$ 3,594,076
Non-current assets	12,529,000	-	-	12,529,000
Current liabilities	(339,094)	(8,414)	(1,678,230)	(2,025,738)
Non-current liabilities	(1,985,756)	-	-	(1,985,756)
Net assets	\$ 10,459,644	\$ (7,286)	\$ 1,659,224	\$ 12,111,582

As at December 31,	2018			
	Quebec Headway	Edvac	Alfred Kuehne	Total
Current assets	\$ 334,667	\$ 18,428	\$ 446,094	\$ 799,189
Non-current assets	11,523,000	-	2,841,320	14,364,320
Current liabilities	(329,087)	(18,190)	(1,575,082)	(1,922,359)
Non-current liabilities	(2,238,877)	-	(10,475)	(2,249,352)
Net assets	\$ 9,289,703	\$ 238	\$ 1,701,857	\$ 10,991,798

Year ended December 31,	2019			
	Quebec Headway	Edvac	Alfred Kuehne	Total
Revenue	\$ 1,555,856	\$ -	\$ 135,413	\$ 1,691,269
Expenses	(953,237)	(7,526)	(98,298)	(1,059,061)
Fair value gains	797,141	-	-	797,141
Interest expense	(79,220)	-	(100,697)	(179,917)
Net income (loss)	\$ 1,320,540	\$ (7,526)	\$ (63,582)	\$ 1,249,432

Year ended December 31,	2018			
	Quebec Headway	Edvac	Alfred Kuehne	Total
Revenue	\$ 1,463,351	\$ 5,174,192	\$ 141,522	\$ 6,779,065
Expenses	(918,300)	(3,766,868)	(85,049)	(4,770,217)
Fair value gains	1,378,730	-	-	1,378,730
Interest expense	(84,389)	(17,306)	(93,440)	(195,135)
Net income (loss)	\$ 1,839,392	\$ 1,390,018	\$ (36,967)	\$ 3,192,443

12. LIMITED PARTNERSHIPS

The Company entered into limited partnership agreements as the limited partner of Weber Investments LP ("Weber LP"), Weber Investments 2 LP ("Weber 2 LP") and Weber Investments 3 LP ("Weber 3 LP") (collectively, the "Limited Partnerships") to continue its expansion of real estate activities in the Kitchener, Ontario area. Urbanfund has control over the Limited Partnerships, and therefore has consolidated the financial results, reference note 2(c) for further details.

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The following tables present the financial results of Urbanfund's Limited Partnerships:

As at December 31,	2019	2018
Current assets	\$ 1,694,279	\$ 3,511,698
Non-current assets	11,331,044	4,466,678
Current liabilities	(1,796,228)	(739,302)
Non-current liabilities	(6,038,085)	-
Net assets	\$ 5,191,010	\$ 7,239,074

Year ended December 31,	2019	2018
Revenue	\$ -	\$ 265,164
Expenses	-	(599,815)
Fair value loss	-	(1,339,446)
Interest expense	-	(70,974)
Net loss	\$ -	\$ (1,745,071)
Attributable to:		
Shareholders	\$ -	\$ (1,570,564)
Non-controlling interests	-	(174,507)
	\$ -	\$ (1,745,071)

Distributions by the Limited Partnerships are allocated to the limited partner who has contributed capital in excess of their pro-rata share such that each limited partner achieves an annualized internal rate of return of 6% on their excess contribution. Thereafter, the Limited Partnerships' distributions will be 90% to Urbanfund and 10% to the non-controlling interests. An officer of Urbanfund is also an officer of the general partners.

During the year ended December 31, 2018, the Company disposed of 48 Weber Street, 61 Roy Street and 65 Roy Street in Kitchener, Ontario for a total sale proceeds of \$7,300,000 (note 5). During the year ended December 31, 2019, the remaining property, consisting of 51,55 and 59 Scott Street, are classified as property under development. No revenue or expense have been recognized relating to Limited Partnerships in the consolidated statement of income and comprehensive income.

13. MORTGAGES PAYABLE

As at December 31,	Note	2019	2018
Current		\$ 2,654,370	\$ 2,622,641
Non-current		30,577,629	25,616,204
		\$ 33,231,999	\$ 28,238,845

As at December 31,		2019	2018
Mortgages payable		\$ 31,690,190	\$ 28,238,845
Mortgages payable on inventory property held for sale	4	1,541,809	-
		\$ 33,231,999	\$ 28,238,845

Mortgages payable are secured by investment properties and bear interest at various fixed rates with payment terms either monthly blended principal and interest payments ("MBPI") or interest only ("IO").

As at December 31,		2019	2018
Property name(s)	Payment Terms Maturity Date Interest Rate		
3080-3094 Don Mills & 200 Van Horne	MBPI Mar 1, 2025 2.52%	\$ 10,531,896	\$ 10,924,424
305 North Front Centre	MBPI Oct 5, 2022 3.95%	9,608,991	9,864,476
476-480 Wonderland Road	MBPI Jun 5, 2023 4.35%	1,103,346	1,161,334
Quebec Headway, Vendor Take Back	MBPI May 1, 2023 4.50%	2,345,433	2,470,675
Quebec Headway, Assumed Mortgages	MBPI (i) (i)	2,240,722	2,490,930
4 Alfred Kuhne Boulevard	IO March 1, 2020 Prime + 2%	1,543,750	1,543,750
59 Weber Street	IO March 1, 2022 6.50%	6,038,085	-
Mortgages payable		\$ 33,412,223	\$ 28,455,589

- (i) Quebec Headway assumed mortgages payable are made up of 9 mortgages outstanding on the income properties of Quebec Headway. The weighted average remaining life is 3.93 years (2018 - 4.74 years) and bear a weighted average interest rate of 3.19% (2018 - 3.22%).

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Minimum principal payments over the following years are as follows:

2020	\$	2,654,370
2021		1,038,678
2022		15,839,453
2023		3,388,546
2024		553,739
Thereafter		9,937,437
		<u>33,412,223</u>
Unamortized mortgage financing costs		(180,224)
	\$	<u>33,231,999</u>

14. INCOME TAXES

Income tax expense

The following table reconciles the income taxes calculated at the combined Canadian federal and provincial tax rates with the income tax expense as recognized in the consolidated statements of income and comprehensive income.

Year ended December 31,	2019		2018	
Income before income taxes	\$	6,759,202	\$	5,462,709
Statutory rate		26.7%		26.7%
Expected income tax expense		1,804,707		1,458,543
<i>Increase (decrease) in income tax expense due to:</i>				
Income from equity accounted investments		(828,234)		(62,214)
Investment properties		(660,225)		(408,709)
Profit related to investment in real estate project		(46,659)		(143,504)
Other		(11,875)		(14,778)
Marketable securities		(8,176)		(9,058)
Non-deductible items		3,787		313
Non-controlling interests		-		(46,593)
Total income tax expense	\$	253,325	\$	774,000

Deferred income taxes

The temporary differences that give rise to deferred income tax assets and liabilities are presented below:

As at December 31,	2019		2018	
Investment properties	\$	(5,283,000)	\$	(5,155,000)
Deferred financing costs		(41,000)		(28,000)
Marketable securities		-		(13,000)
Deferred tax liabilities, net	\$	(5,324,000)	\$	(5,196,000)

15. EQUITY

Authorized

20,000,000	First preferred, Series A shares, non-voting, non-participating, each share is convertible to one common share for no additional consideration unless, at the date of conversion, the aggregate number of common shares held by the directors and officers of Urbanfund, and related parties to such individuals, would exceed 80% of the issued and outstanding common shares, in which case the shares cannot be converted.
Unlimited	First preferred shares, issuable in series with rights, privileges, restrictions and conditions determined by the directors and officers of Urbanfund at the time of issuance.
Unlimited	Second preferred shares, issuable in series with rights, privileges, restrictions and conditions determined by the directors and officers of Urbanfund at the time of issuance.
Unlimited	Common shares.

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Basic and diluted income per share

Basic and diluted income per share has been calculated as follows:

Year ended December 31,	2019	2018
Net income attributable to shareholders	\$ 6,505,877	\$ 4,863,216
Weighted average common units outstanding:		
Basic	46,597,337	45,510,235
Dilutive effect of preferred shares	7,425,000	7,425,000
Diluted	54,022,337	52,935,235
Net income per share attributable to shareholders:		
Basic income per share	\$ 0.14	\$ 0.11
Diluted income per share	\$ 0.12	\$ 0.09

16. STOCK OPTIONS

The Company has established a stock option plan for the benefit of its employees, directors, officers and consultants. The maximum number of options that may be granted under the plan cannot exceed 10% of the number of issued and outstanding common shares. Options granted under the stock option plan have a maximum of five years and vest over three years from the grant date. The exercise price of the options is determined by the Board of Directors and must not be less than the closing price of Urbanfund's common shares on the TSX Venture exchange on the last trading day prior to the date of the grant. As at December 31, 2019 and 2018, there were no stock options issued, outstanding or exercised.

17. DIVIDENDS PAID AND DIVIDEND REINVESTMENT PLAN

On June 17, 2015, Urbanfund adopted a dividend policy (the "Dividend Policy") and implemented a dividend reinvestment plan for the holders of common shares and Series A preferred shares (collectively, the "DRIP"). The DRIP is a voluntary program permitting holders of Series A, first preferred shares and common shares to automatically and without charge, reinvest dividends into additional common shares at a specified discount to the volume-weighted average market price calculated as the date of payment.

On June 18, 2018, Urbanfund amended its Dividend Policy to increase the annual dividend rate to \$0.02 per common share and \$0.02 per Series A preferred share, a 100% increase from the previous year, payable quarterly in the amount of \$0.005 per common share and Series A preferred share.

On June 18, 2019, Urbanfund amended its Dividend Policy to increase the annual dividend rate to \$0.03 per common share and \$0.03 per Series A preferred share, a 50% increase from the previous year, payable quarterly in the amount of \$0.0075 per common share and Series A preferred share.

For the year ended December 31, 2019, Urbanfund issued 1,437,467 common shares valued at \$1,092,729 to participants enrolled in the DRIP (2018 - 744,785 and \$481,746).

For the year ended December 31, 2019, total dividends paid during the year were \$43,444 (2018 - \$142,318). As at December 31, 2019, dividends payable was \$410,290 (2018 - \$245,829).

18. REVENUE

Rental revenue

Year ended December 31,	2019	2018
Base rent	\$ 4,335,546	\$ 4,494,427
Realty tax and insurance recoveries	426,229	428,138
Common area maintenance recoveries	197,042	326,983
Percentage rent	125,173	40,988
Miscellaneous revenue	88,815	29,615
Rental revenue	\$ 5,172,805	\$ 5,320,151

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Future minimum rent payments receivable under non-cancellable operating leases are as follows:

As at December 31,	2019	
Less than 12 months	\$	3,451,530
2 to 3 years		1,847,497
Greater than 3 years		1,170,231
	\$	6,469,258

Revenue from contracts with customers

Revenue from contracts with customers include inventory property sales, and common area maintenance recoveries and parking revenue that are included in rental revenue:

Year ended December 31,	2019		2018
Inventory property sales	\$	-	\$ 5,138,363
Common area maintenance recoveries		197,042	326,983
Parking revenue		35,599	35,926
Revenue with contracts with customers	\$	232,641	\$ 5,501,272

The revenue from contracts with customers are recognized either at a point in time or over time, as indicated by the following table:

Year ended December 31, 2019	Timing of recognition		
	Total	At a point in time	Over time
Common area maintenance recoveries	\$ 197,042	\$ -	\$ 197,042
Parking revenue	35,599	-	35,599
Revenue with contracts from customers	\$ 232,641	\$ -	\$ 232,641

Year ended December 31, 2018	Timing of recognition		
	Total	At a point in time	Over time
Inventory property sales	\$ 5,138,363	\$ 5,138,363	\$ -
Common area maintenance recoveries	326,983	-	326,983
Parking revenue	35,926	-	35,926
Revenue with contracts from customers	\$ 5,501,272	\$ 5,138,363	\$ 362,909

Inventory property sales

The following table identifies estimated revenue from inventory property sales to be recognized in future periods at the point in time when purchasers take possession of their respective units based on condominiums pre-sold as of December 31, 2019:

As at December 31,	2019	
Less than 12 months	\$	4,851,350
Greater than 1 year		-
	\$	4,851,350

19. RELATED PARTY BALANCES AND TRANSACTIONS

Included in amounts receivable within receivables and other assets (note 10) is \$128,087 (2018 - \$128,095) of amounts due from a corporation that is also a shareholder of the Company.

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Urbanfund is also contracted to this shareholder for property management fees and cost reimbursements, as follows:

	2019	2018
<i>Property management fees, included in:</i>		
Rental expenses	\$ 119,420	\$ 124,150
Income from equity accounted investment, net	90,181	86,236
Accounts payable and accrued liabilities	54,841	24,941
<i>Management cost reimbursements, included in:</i>		
Rental expenses	\$ 339,467	\$ 365,175
Income from equity accounted investment, net	206,500	211,497
Accounts payable and accrued liabilities	23,650	23,859

The marketable securities held by Urbanfund are held with a brokerage that is related by a common shareholder who is also a director of the Company. At December 31, 2019, there was \$23,017 (2018 - \$404,687) in cash and \$nil (2018 - \$445,060) in marketable securities as they were all sold in 2019 (note 9).

There has been no compensation paid to key management personnel during the years ended December 31, 2019 and 2018.

20. FAIR VALUE MEASUREMENT

The fair value hierarchy of assets and liabilities measured at fair value on a recurring basis in the consolidated balance sheets are as follows:

As at December 31,	Note	2019			2018		
		Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Marketable securities		\$ -	\$ -	\$ -	\$ 445,060	\$ -	\$ -
Income properties	5	-	-	55,839,000	-	-	53,433,000
Total assets measured at fair value		\$ -	\$ -	\$ 55,839,000	\$ 445,060	\$ -	\$ 53,433,000

For assets measured at fair value as at December 31, 2019 and 2018, there were no transfers between Level 1, Level 2 and Level 3.

Receivables and other assets, tenant deposits, accounts payable and accrued liabilities

The carrying value of cash, receivables and other assets, tenant deposits, accounts payable and accrued liabilities are considered to be representative of their fair values due to their short-term nature.

Investment in private company

The investment in private company included in receivables and other assets (note 10) is recorded at carrying value, as it approximates fair value.

reasonably determinable, as there is no active market for the investment and is therefore recorded at amortized cost.

Mortgages payable

The fair value of the mortgages payable is Level 2 and approximate \$32,871,000 (2018 - \$27,000,000), based on the interest rates obtainable for similar financial instruments in the current market place.

21. RISK MANAGEMENT

Financial risk management objectives and policies

The Company's activity exposes it to a variety of financial risks, including interest rate risk, credit risk and liquidity risk. These financial risks are managed by the Company under policies approved by the Board of Directors. The principal financial risks are actively managed by the Company's finance department, within Board approved policies and guidelines. On an ongoing basis, the finance department actively monitors market conditions with a view to minimizing the exposure of the Company to changing market factors, while at the same time limiting the funding costs of the Company.

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Interest rate risk

Urbanfund is exposed to interest rate risks on its borrowings and could be adversely affected if it were unable to obtain cost-effective financing. The Company's debt is financed at fixed rates with maturities staggered over a number of years, thereby mitigating its exposure to changes in interest rates and financing risks. A change in the interest rate by 1% would result in an increase or decrease in the fair value of mortgages by \$159,355 (2018 - \$475,941).

Credit risk

Credit risk arises from the possibility that Urbanfund's tenants may experience financial difficulty and be unable to fulfil their lease commitments. The Company uses an accounts receivable aging provision matrix to measure the ECLs for contractual rents receivable and the general approach for other receivables. The Company mitigates this risk of credit loss by diversifying its tenant mix and by limiting its exposure to any one tenant. In addition, the Company obtains security deposits from tenants. The Company mitigates its exposure to credit loss by placing its cash and short-term investments with major financial institutions.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulties in meeting its financial liability obligations as they become due. The Company has a planning and budgeting process in place to help determine the funds required to support the Company's normal operating requirements on an ongoing basis.

Since inception, the Company has financed its cash requirements primarily through issuances of securities, short-term borrowings and issuances of long-term debt. The Company controls liquidity risk through management of working capital, cash flows and the availability and sourcing of financing. Financial liabilities are due as follows:

	< 1 year	1-2 years	3-5 years	>5 years
Accounts payable and accrued liabilities	\$ 2,654,133	\$ -	\$ -	\$ -
Mortgages payable	2,654,370	1,038,678	19,781,738	9,937,437

22. CAPITAL MANAGEMENT

Urbanfund defines capital as its equity. The Company's objective when managing capital is: (i) to safeguard the ability to continue as a going concern, so that it can continue to provide returns to shareholders and benefits to other stakeholders; and (ii) to provide adequate return to shareholders by obtaining an appropriate amount of debt commensurate with the level of risk, to reduce after-tax cost of capital.

The Company sets the amount of capital in proportion to the risk. Urbanfund manages capital structure and makes adjustments in light of changes in economic conditions and the characteristic risk of underlying assets. In order to maintain or adjust capital structure, the Company may repurchase shares, return capital to shareholders, issue new shares or sell assets to reduce debt. Urbanfund's objective is met by retaining adequate liquidity to provide for the possibility that cash flows from assets will not be sufficient to meet future cash flow requirements. There have been no changes to the Company's capital management policies during the years ended December 31, 2019 and 2018.

23. SEGMENTED INFORMATION

Urbanfund, primarily owns, develops, manages and operates residential and commercial sector properties in Canada. In measuring its performance of its residential and commercial properties, the Company does not distinguish or group its operations on a geographical or any other basis and, accordingly has a single reportable operating segment. Management has applied judgment by aggregating its operating segments into one single reportable segment for disclosure purposes. Such judgment considers the nature of property operations, tenant mix and an expectation that operating segments within a reportable segment have similar long-term economic characteristics. The Company's Chief Executive Officer is the chief operating decision maker and regularly reviews Urbanfund's operations and performance on a consolidated basis. Urbanfund does not have any single major tenant or any significant groups of tenants.

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24. SUPPLEMENTAL CASH FLOW INFORMATION

Year ended December 31,	2019		2018	
Interest received	\$	145,402	\$	117,744
Interest paid		(974,581)		(1,076,803)
Dividends paid:				
Dividends declared during the year	\$	(74,073)		(175,036)
Dividends declared in the prior year, paid in the current year		(57,098)		(24,380)
Dividends declared in the current year, paid in next year		87,727		57,098
Dividends paid	\$	(43,444)	\$	(142,318)

The following provides a reconciliation of liabilities arising from financing activities:

Year ended December 31,	Mortgages payable	
Balance, beginning of year	\$	28,455,589
Cash flows		
Proceeds from mortgage financing		6,038,085
Repayments of mortgage principals		(1,044,931)
Non-cash changes:		
Deferred financing costs		(36,520)
Balance, end of year	\$	33,412,223

25. ADJUSTMENTS FOR OTHER NON-CASH WORKING CAPITAL ITEMS

Year ended December 31,	2019		2018	
Receivables and other assets	\$	(808,910)	\$	(75,435)
Inventory properties		-		3,730,370
Accounts payable and accrued liabilities		1,635,177		18,083
Income taxes		250,473		(1,829,435)
Tenant deposits		(1,857)		(48,929)
Deferred financing costs and other		145,402		(113,469)
Net change in other working capital items	\$	1,220,285	\$	1,681,185

26. CONTINGENCIES AND COMMITMENTS

The Company may have various other contractual obligations in the normal course of operations. The Company is not contingently liable with respect to litigation, claims and environmental matters, including those that could result in mandatory damages or other relief. Any expected settlement of claims in excess of amounts recorded will be charged to the consolidated statements of income and comprehensive income as and when such determination is made.

27. EVENTS AFTER THE BALANCE SHEET DATE

Since December 31, 2019, the outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures, which include the implementation of travel bans, self-imposed quarantine periods and social distancing, have caused material disruption to businesses globally resulting in an economic slowdown. Global equity markets have experienced significant volatility and weakness. Governments and central banks have reacted with significant monetary and fiscal interventions designed to stabilize economic conditions. The duration and impact of the COVID-19 outbreak is unknown at this time, as is the efficacy of the government and central bank interventions. It is not possible to reliably estimate the length and severity of these developments and the impact on the financial results and condition of the Corporation and its operating subsidiaries in future periods.

In February 2020, Urbanfund completed the sale of all 13 units within the 4 Alfred Kuehne, Brampton, Ontario project and received a total distribution of \$2,874,228, representing a return of capital of \$1,800,000 and the Company's share of profit of \$1,074,228.